

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Westmoreland County Consortium**

State: **PA**

PJ's Total HOME Allocation Received: **\$26,965,898**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:			PJs in State: 29				
% of Funds Committed	94.04 %	96.29 %	26	93.55 %	55	51	
% of Funds Disbursed	87.97 %	90.72 %	21	86.03 %	52	53	
Leveraging Ratio for Rental Activities	1.92	5.02	22	4.83	21	25	
% of Completed Rental Disbursements to All Rental Commitments***	72.10 %	90.42 %	25	81.34 %	16	15	
% of Completed CHDO Disbursements to All CHDO Reservations***	48.76 %	69.64 %	27	70.65 %	13	15	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	72.95 %	82.06 %	23	81.57 %	18	21	
% of 0-30% AMI Renters to All Renters***	29.51 %	36.50 %	19	45.66 %	18	22	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.62 %	98.57 %	27	96.25 %	17	20	
Overall Ranking:			In State: 28 / 29	Nationally: 9	14		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$30,579	\$19,879		\$27,146	244 Units	21.40 %	
Homebuyer Unit	\$50,132	\$16,451		\$15,140	60 Units	5.30 %	
Homeowner-Rehab Unit	\$13,710	\$16,105		\$20,860	506 Units	44.30 %	
TBRA Unit	\$4,350	\$6,080		\$3,210	331 Units	29.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Westmoreland County Consortium PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$88,109	\$124,484	\$20,634
State:*	\$101,920	\$41,217	\$16,356
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	2.4 %
National Avg:	1.2 %

R.S. Means Cost Index: 0.94

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	87.2	80.0	92.5	88.5	Single/Non-Elderly:	25.7	11.7	16.0	28.3
Black/African American:	10.6	15.0	7.5	8.8	Elderly:	29.2	0.0	39.4	30.1
Asian:	0.9	0.0	0.0	0.0	Related/Single Parent:	32.7	53.3	15.0	23.9
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	9.3	31.7	26.3	4.4
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	3.1	3.3	2.0	13.3
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.4	1.7	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.4	1.7	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.4	1.7	0.0	2.7					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	48.7	13.3	41.2	66.4	Section 8:	75.7	0.0 [#]		
2 Persons:	15.5	20.0	25.3	16.8	HOME TBRA:	0.0			
3 Persons:	23.9	30.0	14.1	10.6	Other:	0.4			
4 Persons:	6.2	18.3	8.5	5.3	No Assistance:	23.9			
5 Persons:	3.5	10.0	8.1	0.0					
6 Persons:	1.8	6.7	2.4	0.9					
7 Persons:	0.4	1.7	0.2	0.0					
8 or more Persons:	0.0	0.0	0.2	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				66

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Westmoreland County Consortium

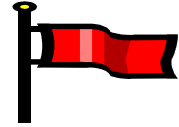
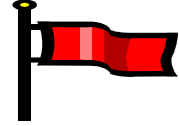
State: PA

Group Rank: 9
 (Percentile)

State Rank: 28 / 29 PJs

Overall Rank: 14
 (Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	72.1	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	48.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	72.95	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	92.62	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	2.63	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

